



# Ellis Brooke



## 42 Calvestone Road

Cawston, Rugby, CV22 7UQ

**Guide price £550,000**





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## Entrance Hallway

Composite double glazed front door with vertical double glazed window adjacent. Amtico flooring. Radiator. Stairs to first floor. Doors off to Lounge, Study, Kitchen/Diner & WC. Internal courtesy door into Garage.

## Lounge

17'4" x 11'11" (5.28m x 3.63m)

Double glazed bay window to the front aspect. Radiator. Amtico flooring. Range of TV, telephone & HDMI outlets.

## Kitchen Diner

19'8" x 11'3" max (5.99m x 3.43m max)

Double glazed French Doors and window to the rear aspect. Tiled flooring. Doorway to Utility. Under-stairs pantry cupboard. Radiator. Full range of base and eye level units with work surface over and splashbacks. Stainless steel sink/drainers with mixer tap. Integrated fridge and freezer. Integrated oven and microwave. Integrated gas hob and extractor. Integrated dishwasher. Extractor. TV points.

## Utility Room

7'10" x 5' (2.39m x 1.52m)

Tiled flooring. Double glazed door out to patio and garden. Extractor. Small radiator. Vaillant boiler housed in cupboard. Additional stainless steel sink/drainers. Several base level units. Space and plumbing for washing machine and additional appliance.

## Study

9'11" x 7'11" (3.02m x 2.41m)

Double glazed window to the rear aspect. Radiator. Amtico flooring. Telephone point.

## WC

Double glazed window to the side aspect. Radiator. Low flush WC. Wall mounted wash hand basin. Amtico flooring.

## Landing

Doors off to all four bedrooms plus family bathroom. Loft access hatch. Airing cupboard. Double glazed window to the front aspect. Wood effect flooring.

## Bedroom One

14'8" x 11'10" max (4.47m x 3.61m max)

Double glazed bay window to the front aspect. Wood effect flooring. Door to En Suite. Radiator. Full bank of fitted wardrobes. TV point and telephone point.

## En Suite

Double glazed window to the side aspect. Tiled flooring. Heated towel rail. Extractor. Inset spotlights. Low flush WC. Wall mounted wash hand basin. Majority tiled walls. Open wet room style shower area. Shaver point.

## Bedroom Two

14'9" x 9'2" (4.5 x 2.8)

Double glazed window to the rear aspect. Radiator. Wood effect flooring. Door to En Suite. Fitted wardrobes.

Tel: 01788 221242

### En Suite

Double glazed window to the rear aspect. Heated towel rail. Tiled flooring. Fully tiled shower cubicle. Low flush WC. Wall mounted wash hand basin. Extractor. Inset spotlights. Shaver point.

### Bedroom Three

11'3" x 9'3" (3.43m x 2.82m)

Double glazed window to the rear aspect. Radiator. Wood effect flooring.

### Bedroom Four

9'11" x 9'7" (3.04 x 2.93)

Double glazed window to the rear aspect. Radiator. Fitted wardrobe. Wood effect flooring.

### Family Bathroom

8'6" x 6'2" (2.59m x 1.88m)

Double glazed window to the front aspect. Heated towel rail. Panelled bath with shower over, mixer tap and tiling. Tiled flooring. Extractor. Shaver point. Inset spotlights. Low flush WC. Wall mounted wash hand basin.

### Front Garden

Pleasant lawned front garden with hedge and shrub border across the front. Pathway leading up to front door.

### Driveway

Block paved driveway offering side-by-side parking. Gated access into rear garden.

### Garage

Metal up and over door (electric). Power and light connected. Internal courtesy door into hallway.

### Rear Garden

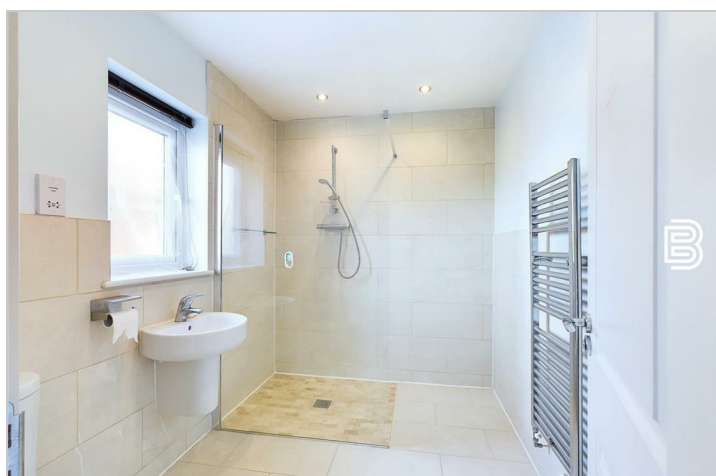
Fully enclosed by timber fencing with side gate. Full width patio. Arced lawn area with spacious stone borders.

### Notes

SOLAR PANELS - These are owned by the property (not leased) and generate around £800 p/a

Internal Floor Area is approx. 152 square metres excluding the garage.

This part of Cawston does not have any management or maintenance fee applicable.



Road Map



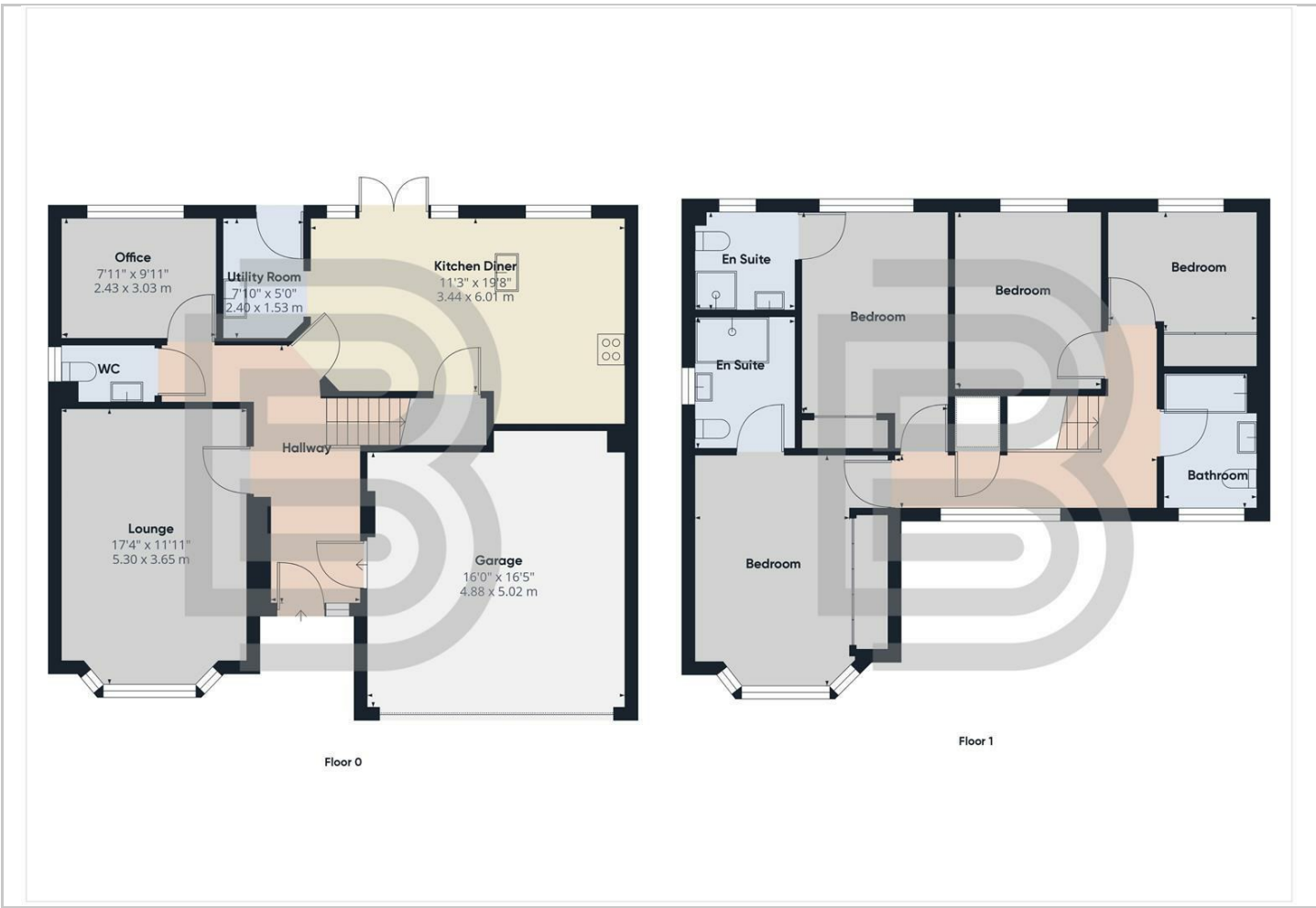
Hybrid Map



Terrain Map



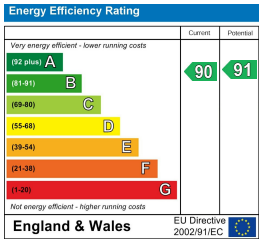
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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